

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
APPLE'S CROSSING TOWNHOME ASSOCIATION, INC.

The undersigned, being an officer of Apple's Crossing Townhome Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Apple's Crossing Townhome Association, Inc. recorded under Document No. 20190515000544290, in the Official Public Records of Collin County, Texas, and that certain Amended and Restated Management Certificate of Apple's Crossing Townhome Association, Inc. recorded under Document No. 20210922001936630, in the Official Public Records of Collin County, Texas.

1. The name of the subdivision: Apple's Crossing.
2. The name of the association: Apple's Crossing Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Collin County, Texas, as described on Exhibit "A" to that certain Apple's Crossing Master Covenant [Residential] recorded under Document No. 20180928001218220, Official Public Records of Collin County, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Apple's Crossing Townhome Association, Inc., c/o Zack Zaccari, 2805 Dallas Parkway, Suite 400, Plano, TX 75093-8722.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Paragon Property Management Group
Mailing Address: 2805 North Dallas Parkway, Suite 400, Plano, TX 75093
Telephone Number: 214-383-1115
Email Address: info@paragonpmg.com

7. Website to access the association's dedicatory instruments:
<https://paragonpmg.cincwebaxis.com/>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$400.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

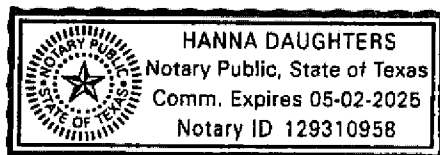
APPLE'S CROSSING TOWNHOME ASSOCIATION,
INC., a Texas nonprofit corporation

By: [Signature]
Printed Name: Herve Hethermerharn
Title: President

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me this 4 day of April, 2022 by Herve Hethermerharn President of Apple's Crossing Townhome Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Apple's Crossing Master Covenant [Residential], recorded under Document No. 20180928001218220, Official Public Records of Collin County, Texas.
2. Apple's Crossing Development Area Declaration [Townhomes], recorded under Document No. 20181001001221000, Official Public Records of Collin County, Texas.
3. Apple's Crossing Townhome Community Manual, recorded under Document No. 20181003001240680, Official Public Records of Collin County, Texas.
4. Apple's Crossing Notice of Applicability [Townhomes] recorded under Document No. 20181004001241490, Official Public Records of Collin County, Texas.
5. Apple's Crossing First Supplement to Townhome Community Manual, recorded under Document No. 20210831001772530, Official Public Records of Collin County, Texas.

ATTACHMENT 1

APPLE'S CROSSING TOWNHOME ASSOCIATION, INC.
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE

4884-1434-7546v.2 53460-13



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/05/2022 02:51:09 PM
\$38.00 SCAPELA
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